

UNITED STATES BANKRUPTCY COURT
DISTRICT OF NEW JERSEY

Caption in Compliance with D.N.J. LBR 9004-1(b)

Denise Carlon, Esquire

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Attorneys for Secured Creditor

Wilmington Trust, NA, successor trustee to Citibank,

N.A., trustee, in trust for registered holders of Bear

Stearns Asset-Backed Certificates, Series 2007-SD3



Order Filed on March 13, 2017
by Clerk

U.S. Bankruptcy Court
District of New Jersey

In Re:

Ralph P. Netta,

Debtor.

Case No.: 16-24790-KCF

Adv. No.:

Hearing Date: 2/22/2017 @ 10:00 a.m.

Judge: Kathryn C. Ferguson

**ORDER GRANTING STAY RELIEF & RESOLVING OBJECTION TO
CONFIRMATION OF PLAN**

The relief set forth on the following pages, numbered two (2) through two (2) is hereby
ORDERED.

DATED: March 13, 2017

A handwritten signature in black ink, appearing to read "Kathryn C. Ferguson".

Honorable Kathryn C. Ferguson
United States Bankruptcy Judge

(Page 2)

Debtor: Ralph P. Netta

Case No: 16-24790-KCF

Caption of Order: ORDER GRANTING STAY RELIEF & RESOLVING OBJECTION TO
CONFIRMATION

This matter having been brought before the Court by KML Law Group, P.C., attorneys for Secured Creditor, Wilmington Trust, NA, successor trustee to Citibank, N.A., trustee, in trust for registered holders of Bear Stearns Asset Backed Securities 2007-SD3, Asset Backed Certificates, Series 2007-SD3, Denise Carlon, Esq. appearing, upon a motion to vacate the automatic stay as to real property located at 147 Linda Lane, Edison, NJ, and it appearing that notice of said objection was properly served upon all parties concerned, and this Court having considered the representations of attorneys for Secured Creditor and Dennis Mahoney, Esq., attorney for Debtor, and for good cause having been shown

It is **ORDERED, ADJUDGED and DECREED** that as of March 15, 2017, the automatic stay is vacated to permit Secured Creditor to institute or resume and prosecute to conclusion one or more actions in the court(s) of appropriate jurisdiction to pursue Secured Creditor's rights in the land and premises commonly known as 147 Linda Lane, Edison, NJ 08820; and

It is further **ORDERED, ADJUDGED and DECREED** that after March 15, 2017, Secured Creditor, its successors or assigns, may proceed with its rights and remedies under the terms of the subject mortgage and pursue its state court remedies including, but not limited to, taking the property to sheriff's sale, in addition to potentially pursuing other loss mitigation alternatives, including but not limited to a loan modification, short sale, or deed-in-lieu of foreclosure. Additionally any purchaser of the property at sheriff's sale (or purchaser's assignee) may take any legal action for enforcement of its right to possession of the property; and

It is further **ORDERED, ADJUDGED and DECREED** that Secured Creditor may join the debtor and any trustee appointed in this case as defendants in its action(s) irrespective of any conversion to any other chapter of the Bankruptcy Code; and

It is further **ORDERED, ADJUDGED and DECREED** that Secured Creditor's objection to confirmation is hereby resolved.

Certificate of Notice Page 3 of 3
United States Bankruptcy Court
District of New Jersey

In re:
Ralph P. Netta
Debtor

Case No. 16-24790-KCF
Chapter 13

CERTIFICATE OF NOTICE

District/off: 0312-3

User: admin
Form ID: pdf903

Page 1 of 1
Total Noticed: 1

Date Rcvd: Mar 15, 2017

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Mar 17, 2017.

db +Ralph P. Netta, 147 Linda Lane, Edison, NJ 08820-4509

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.
NONE. TOTAL: 0

***** BYPASSED RECIPIENTS *****

NONE. TOTAL: 0

Addresses marked '+' were corrected by inserting the ZIP or replacing an incorrect ZIP.
USPS regulations require that automation-compatible mail display the correct ZIP.

Transmission times for electronic delivery are Eastern Time zone.

I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Mar 17, 2017

Signature: /s/Joseph Speetjens

CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on March 15, 2017 at the address(es) listed below:

Albert Russo on behalf of Trustee Albert Russo docs@russotrustee.com

Albert Russo docs@russotrustee.com

Barbara A. Fein on behalf of Creditor Century 21 Main Street Realty JulieP@lobaf.com,
lobafbk@yahoo.com

Denise E. Carlon on behalf of Creditor Wilmington Trust, NA, successor trustee to Citibank,
N.A., trustee, in trust for registered holders of Bear Stearns Asset Backed Securities 2007-SD3,
Asset-Backed Certificates, Series 2007-SD3 dcarlon@kmlawgroup.com, bkgroup@kmlawgroup.com

Dennis M. Mahoney on behalf of Debtor Ralph P. Netta dmmahoneypa@aol.com

Guillermo Gonzalez on behalf of Creditor Westgate Square II Condominium Association
ggonzalez@scuramealey.com,

ecfbkfilings@scuramealey.com;cbalala@scuramealey.com;ascolavino@scuramealey.com

TOTAL: 6